Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	20 Starcross Avenue, Croydon Vic 3136
Including suburb and	

postcode

Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 \$630,000 &

Median sale price

Median price	\$807,500	Pro	perty Type	House		Suburb	Croydon
Period - From	01/10/2020	to	31/12/2020		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property **Price**

1	11 Railway Cr CROYDON 3136	\$630,000	11/11/2020
2	6 Wicklow Av CROYDON 3136	\$625,000	20/01/2021
3			

OR

В* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/03/2021 11:49



Date of sale



Juliet Makris 0397258811 0405 191 699 jmakris.croydon@ljh.com.au

> Indicative Selling Price \$580,000 - \$630,000 Median House Price

December quarter 2020: \$807,500



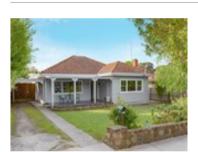
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Property Type: House

Land Size: 419.313 sqm approx

Agent Comments

Comparable Properties



11 Railway Cr CROYDON 3136 (REI/VG)

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Price: \$630,000 Method: Private Sale Date: 11/11/2020 Property Type: House Land Size: 470 sqm approx **Agent Comments**



6 Wicklow Av CROYDON 3136 (REI/VG)

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6

Price: \$625,000 Method: Private Sale Date: 20/01/2021 Property Type: House Land Size: 405 sqm approx **Agent Comments**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - LJ Hooker Croydon | P: 03 9725 8811 | F: 03 9725 4240



